

MARIN COUNTY PLANNING COMMISSION RESOLUTION

RESOLUTION NO. 4035

A RESOLUTION OF THE MARIN COUNTY PLANNING COMMISSION
ADOPTING DESIGN REVIEW GUIDELINES FOR ALL DEVELOPMENT
WITHIN THE CALTURA VISTA ASSESSMENT DISTRICT

WHEREAS, the Marin County Planning Commission held a duly noticed public hearing on July 22, 1985 to consider the Caltura Vista Assessment District, and

WHEREAS, the Commission finds that the conditions of Stipulated Judgment No. 98765, issued by the Superior Court of the State of California, County of Marin have been met, and

WHEREAS, the Commission finds the proposed development is consistent with the conditions of the Miller-Sorg Master Plan (MP 84-15) Subdivision (SD 84-07) and Lot Line Adjustment (LL 84-12), and

WHEREAS, the Commission finds that the proposed development is consistent with the Expanded Initial Study approved in conjunction with the Miller-Sorg Master Plan, Subdivision and Lot Line Adjustment, and

WHEREAS, the Commission finds that the proposed development is consistent with the Policies of the adopted Tamalpais Planning Area Community Plan and the Marin Countywide Plan, and

WHEREAS, based upon the findings of the staff report, the Negative Declaration, the soils report prepared by Hallenbeck and Associates Geotechnical Engineering Consultants, the Planning Commission recommends approval of the following Design Review Guidelines:

1. The maximum FAR for all parcels shall be 30%. No variances shall be recommended for approval.
2. Because of a severe lack of street parking and turn-arounds, that off-street parking, in addition to require on site parking, be provided. Typically, this could be two additional spaces in the driveway of a two car garage. A minimum dimension of 18 feet should be provided from face-of-garage to edge-of-pavement, rather than the more restrictive front property line. Provide a sectional roll up door.
3. Where wider streets exist to provide additional street parking, front yard setbacks shall be determined by design review considering adjacent buildings and overall visual impact.
4. That driveways on down slope parcels slope down to lower the height of a building as viewed from below, and protect views of up-slope parcels across the street. Slope shall not exceed 10 percent. Shared driveways are to be encouraged.
5. Roof slopes shall follow the lay of the land to the greatest extent possible. Flat roofs visible to nearby properties shall be kept to a 20% of roof area maximum and shall not be tar and gravel.
 - a. Wooden shake or shingle roofs are not acceptable.

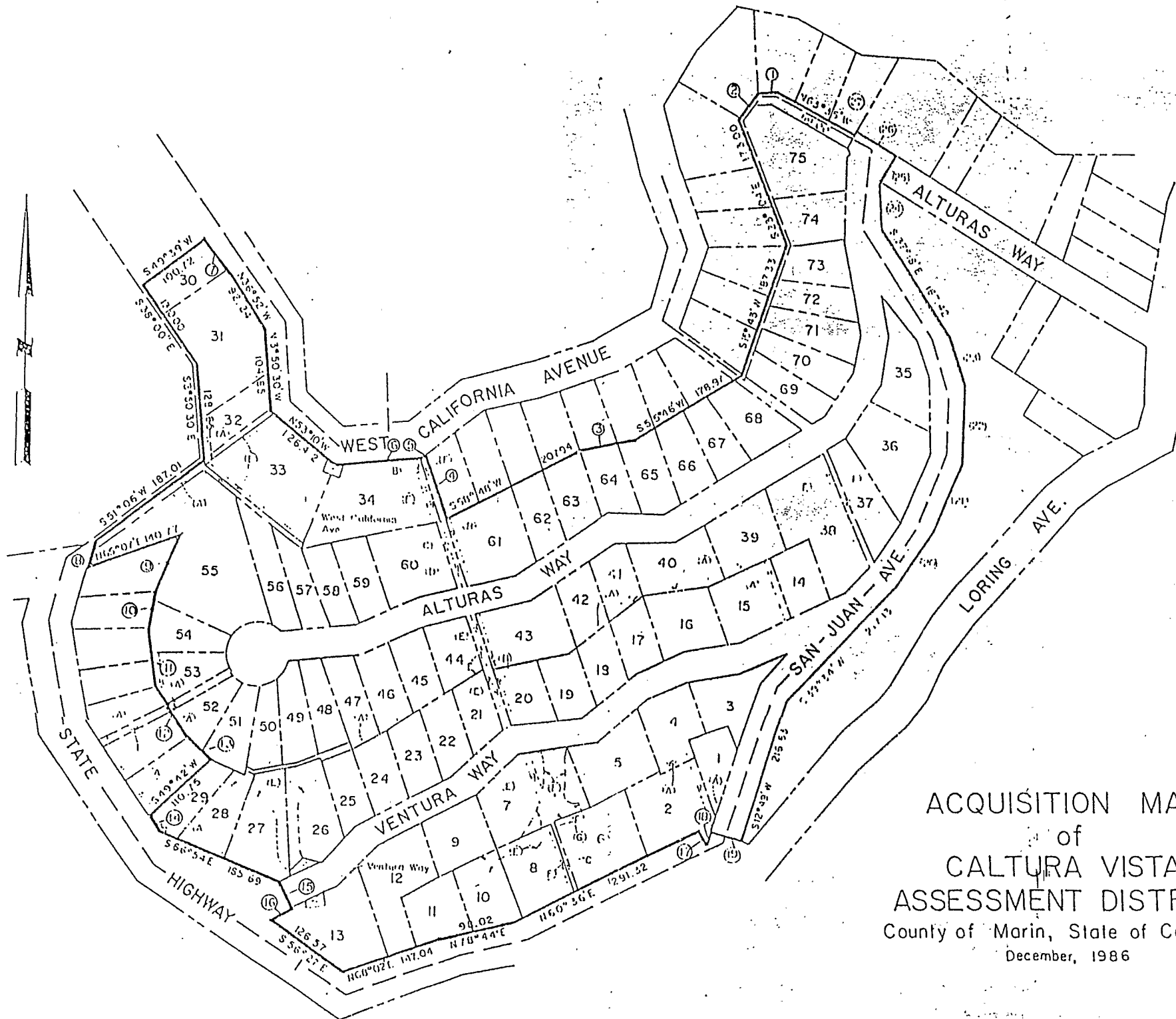
6. Strict adherence to a maximum dimension of 10 ft. from lowest finished floor elevation to lowest point of grade on down slope lots.
7. Potential expandable floor area within an otherwise conforming building envelope will not be approved.
8. To encourage variety in building massing, that the alignment of front and rear faces of buildings on adjacent parcels shall be off-set in either plan direction a minimum of 5 feet, but a maximum of 10 ft. Additionally, building scale along side yards should be varied.
9. That views, light, air and privacy be respected between an existing and proposed new construction at their respective rear deck and side yard areas.
10. The narrow widths of many of the lots in the area has created a concern over side yard setbacks. The sum of side yard setbacks between houses on contiguous parcels shall not be less than 10 feet. In order to equitably implement this policy between those lots that are legal single parcels, and those that have been merged, the following standard should be used:
 - a. Minimum side yard setback between single lot contiguous to a multiple lot shall be 3 ft., with no structural cantilever or roof overhang projecting into 3 ft. setback.
 - b. Minimum side yard setback between a multiple lot contiguous to a single lot shall be 7 ft. with structural cantilevers and overhangs allowed to project 30 inches into the setback.
 - c. Minimum side yard setback between a single lot contiguous to a single lot shall be 5 ft. with structural cantilevers and roof overhangs allowed to project 30 in. into the 5 ft. setback.
 - d. Minimum side yard setback between a multiple lot contiguous to multiple lot shall be 5 ft. with structural cantilevers and overhangs allowed to project 30 in. into the 5 ft. setback.
 - e. Setbacks would be 10 ft. minimum from the side intermittent parcels.
11. All exposed sheet metal and flashings shall be painted to match surrounding materials.
12. Where possible retaining walls shall be of wood construction. If concrete is required, it shall receive an integral color or texture and planting.
13. All exterior materials and colors shall be of earth tones.
14. That, during construction, consideration be given to off-street storage materials and equipment (perhaps on a parking deck or temporary deck) to facilitate traffic and fire protection access.
15. That decks be of cantelivered design without supporting posts or where alternatives to this are proposed that supporting structure be enclosed with the exterior building material. The enclosing of decks supporting structures shall be allowed only if it does not result in creating excessive visual mass incompatible with surrounding development. Landscaping shall be used to screen enclosed support structures.

16. Test borings shall be made in areas where colluvial soil deposits exist to determine the depth of deposits. Where deposits are shallow, slope stability should be improved with subdrainage systems. In areas of thick deposits, overexcavation and recompaction should take place prior to construction. In areas where slope stability cannot be improved (as determined by the soils engineer), construction shall not be permitted.
17. The proposed development shall conform to existing hillside grades and contours to the greatest extent possible.
18. All homes should be placed on drilled pier foundations properly anchored into bedrock if recommended in the soils report.
19. No grading shall take place for construction of homes unless absolutely necessary. Where grading is required, cut and fill slopes should not exceed 2:1 (horizontal to vertical). All roadway cuts should be kept to a minimum to prevent disruption of existing hillside equilibrium.
20. Existing site vegetation (fire-tolerant species) should not be removed except in immediate construction areas. In areas to be graded, existing vegetation and topsoil containing organic debris should be removed.
21. All exposed slopes shall be replanted immediately after construction to reduce erosion and potential soil creep. Erosion resistant grasses should be planted and vegetation growth should be established prior to the rainy season.
22. All grading shall take place during the dry season and cuts regularly sprinklered with water to keep dust problems to its minimum.
23. Subdrainage should be provided in all new roads and driveways to improve slope stability.
24. Houses should be equipped with roof gutters and downspouts. All site runoff waters should be collected in an enclosed pipe system discharged into an approved area storm drain system.
25. The soils report should be referred to for detailed recommendations on fill, buttressing and subdrains.
26. Structures should be designed without long overhangs or unenclosed undersections.
27. All Scotch and French broom should be removed.
28. Landscaping should be well-maintained. Dead leaves and plant debris should be pruned and removed.
29. Earthtone colors and textured facades should be utilized for all residences and retaining walls. Shrubs should be planted along the retaining walls to minimize adverse visual effect.
30. Out door lighting should be low level.
31. The following water and energy conservation measures shall be incorporated where applicable into each residence:
 - a. Utilization of energy efficiency appliances.

- b. Install natural gas appliances for cooking and heating.
 - c. Locate water heaters as close as possible to the points of hot water use, and insulate hot water pipes.
 - d. Use fluorescent lighting for installed light fixtures.
 - e. Provide proper insulation and weather stripping of homes.
 - f. Minimize window area on the north-facing walls and maximize window area on south-facing walls; use overhangs.
 - g. Orient the long-axis of structures in an east-west direction to the greatest extent possible.
 - h. Install low flow shower heads and water fixtures.
 - i. Utilize passive and active solar design.
 - j. Use of drought tolerant landscape plants
 - k. The highest water fixture in any structure should not exceed 50 p-si. This may require the installation of a pressure reducing valve.
32. Development of two story homes must occur in a manner that protects views of all existing homes. Story poles may be required through Design Review process in cases where there is concern that structure's height may impact the view. One story structures are recommended for all lots backing on to the Creek along Loring Avenue and lots backing on to Shoreline Highway and will be reviewed on a case by case basis.
33. Development of all building sites shall result in a minimum amount of tree cutting.
34. Parcels contiguous to intermittent parcel separations shall be required through Design Review Process to maintain the area from the side property line to the center of the parcel separation, running the entire length of the property. No fencing will be allowed within the area of the parcel separation. Any fencing proposed along the side property line contiguous to the parcel separation shall be reviewed through Design Review on a case by case basis, with the overall intent being to prevent a situation where the treatment of the parcel separation results in a fenced alley.
35. Development of Assessor's Parcel Numbers 50-041-05, owned by, Miller-Sorg, Inc., shall require the recordation of a 10 ft. wide pedestrian easement along the south property line in order to provide public pedestrian access along the north side of the creek from San Juan to Shoreline Highway.
36. A complete landscaping plan shall be submitted with each Design Review application. This shall insure that the down slope elevations shall be planted with native or non-native drought resistant and fire resistant planting materials to prevent erosion and provide a visual screen as seen from below. Plantings shall not obscure views. Provide a hose bib in the front and back yard. Installation of landscaping shall be completed prior to issuance of an occupancy permit.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin, State of California, on the 22nd day of July, 1985, by the following vote to-wit:

AYES: Commissioners: Blackseth, Fuchs, Garfien, Sands, Sessi, Wilson
 NOES: Commissioners:
 ABSENT: Commissioners: Evans



ACQUISITION MAP
of
CALTURA VISTA
ASSESSMENT DISTRICT
County of Marin, State of California
December, 1986